



Message to Homeowners from Assessor Rick Auerbach

Congratulations on your purchase of a home! I am working with real estate professionals throughout Los Angeles County to help make this a positive experience and to aid you in avoiding some of the common pitfalls that may occur in the property tax process. It is important that you take a few minutes to review the following:

Annual Property Taxes

Annual tax bills are mailed once a year by November 1. The first installment is delinquent if payment is not received on or postmarked by December 10, and the second installment is delinquent if payment is not received on or postmarked by April 10. **If you do not receive your tax bill by November 1, you may call 1(888) 807-2111 and request a Substitute Bill.**

Even though known taxes are prorated between the buyer and seller during escrow and proper credit is given to each, all annual property taxes may not have been paid to the Tax Collector at that time. By calling the property tax information number at 1(888) 807-2111, you can determine if any annual taxes are due and how to obtain a substitute tax bill if necessary. **State law makes it your responsibility to pay the taxes whether or not you receive a bill.**

Supplemental Property Taxes

In addition to annual taxes, you may be responsible for paying supplemental property taxes. Supplemental bills are based on the difference between the old assessed value and your new assessed value, which is generally your purchase price. This amount is prorated based on the number of months left in the fiscal year from the date you purchased your home. If the property is reassessed at a lower value, you will receive a refund.

Supplemental tax bills are your responsibility and will be mailed directly to you by the Treasurer and Tax Collector's Office approximately 6 months after your purchase. These bills are not generally paid by impound accounts. You may view your estimated supplemental tax amount by selecting "[Supplemental Tax Estimator](#)" on our website.

Homeowners' Exemption

If you own and occupy your home as your principal place of residence, you are eligible for a Homeowners' Exemption that reduces your property tax by about \$70 annually. **You will be sent an application about three to four months after your deed is recorded.**

As a homeowner myself, I am committed to do all I can to make the property tax process as easy as possible for you. If you have any questions, don't hesitate to call my staff toll-free at 1(888) 807-2111 (select *2) and/or visit our website at <http://lacountyassessor.com>.

A handwritten signature in black ink that reads "Rick Auerbach". The signature is written in a cursive, flowing style.